



*Gaithersburg*

A CHARACTER COUNTS! CITY

31 South Summit Avenue  
Gaithersburg, Maryland 20877  
Telephone: 301-258-6330

## **MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION FEBRUARY 1, 2006**

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Chair John Bauer called the meeting to order at 7:30 p.m. Present at the meeting were Vice-Chair Victor Hicks, Commissioners Matthew Hopkins, and Lenny Levy; Alternate Lloyd Kaufman, City Attorney Cathy Borten, Planning and Code Administration Director Greg Ossont, Community Planning Director Trudy Schwarz, Planners Jacqueline Marsh and Caroline Seiden, and Recording Secretary Myriam Gonzalez. Absent: Commissioner Winborne. Chair Bauer stated that Alternate Commissioner Kaufman would be participating this evening, as not all Commissioners were present. Chair Bauer formally thanked Victor Hicks for his contributions and leadership during his years of service in the Planning Commission, noting that Mr. Hicks had moved his residency outside the City limits. Mr. Hicks thanked all and stepped down from the dais.

Chair Bauer announced that the Planning Commission's Meeting Outcome for January 18, 2006, regarding MP-2-04 had been posted in error on the web. He noted the correct outcome was that the Commission recommended to the City Council adoption of Approval Resolution PCR-1-06, which included Land Use Options 1 and 3.

### **I. APPROVAL OF MINUTES**

January 18, 2006, Planning Commission Meeting

Commissioner Levy moved, seconded by Commissioner Hopkins, to APPROVE the Minutes of the January 18, 2006, Planning Commission Meeting, as submitted this evening.  
Vote: 3-0-1 (Abstained: Kaufman)

### **II. RECOMMENDATION TO BOARD OF APPEALS**

A-522 -- Jackie Karp for Verizon Wireless  
Special Exception to erect a Telecommunications facility and related rooftop and ground equipment at 9751 Washingtonian Boulevard, Parcel A, Washingtonian Center, Gaithersburg, Maryland. The property is located in the MXD (Mixed Use Development) Zone.

Planner Seiden introduced this application for 12 telecommunications antennae and related equipment on the rooftop and on the ground at the Washingtonian Marriott. She noted there are other carriers of similar equipment at the same location.

*Agent for the applicant, Jackie Karp, 617 Tennessee Avenue, Alexandria, Virginia,* thanked staff for their assistance and noted the three rooftop locations where the antennae would be installed, adding they would be painted to match the building. She also discussed the location,

materials and color regarding the ground equipment, i.e., the shelter and generator, and stated the reason for this application is to improve coverage and capacity. She answered questions of Chair Bauer about existing equipment and the proposed shelter.

Planner Seiden stated the application meets the approval requirements of Zoning Ordinance §§ 24-160D.3(d), 24-167A(D)(2) and 24-189(b), adding that a draft Board of Appeals resolution had been prepared with conditions that she listed. She answered questions of Commissioners Hopkins and Levy regarding size/location of the generator and responsibility for removal.

Chair Bauer recommended an additional condition to reflect on the plan the landscaping that would screen the generator. Following the Commission's consensus on the language of the condition, the Commission moved as follows:

Commissioner Levy moved, seconded by Commissioner Kaufman, to recommend to the Board of Appeals APPROVAL of A-522, with the following conditions:

1. At such time as Verizon Wireless ceases to operate, the antennae, cabinets, and associated equipment shall be removed;
2. Antennae mounted to the penthouse wall shall be colored to match the existing wall; and
3. Applicant shall submit an additional landscape plan to demonstrate appropriate screening around the generator before the issuance of building permits.

Vote: 5-0

### III. SITE PLANS

AFP-06-002 -- 712 Gatestone Street at Lakelands  
(Farber Residence)  
Front Porch Addition

MXD Zone

AMENDMENT TO FINAL PLAN REVIEW

Planner Marsh located the property and noted this application is before the Commission because the proposed front porch would increase the footprint of the house.

*Applicant Darren Kaufman, Primo Builders*, presented the plan and noted the proposed 168-square foot porch would extend 6 feet along the frontage of the house. He briefly discussed the proposed materials, railing, and roofing. He answered questions of the Commission regarding approval by the Lakelands Design Committee and detailing of gable/trimming.

Planner Marsh stated that staff found the plan in compliance with §§ 24-170 and 24-172 of the Zoning Ordinance.

Commissioner Hopkins recommended a condition to ensure the details, i.e., trim, gable, and fascia match those of the existing home. The Commission concurred and moved as follows:

Commissioner Hopkins moved, seconded by Commissioner Kaufman, to grant AFP-06-002 - 712 Gatestone Street at Lakelands, AMENDMENT TO FINAL PLAN APPROVAL, with the following condition:

1. Applicant shall provide trim details at the roof edge and fascia for the front porch to match the existing details and dimensions of the house.

Vote: 4-0

AFP-06-001 -- Churchill at Hidden Creek Land Bay III  
624 Kingfisher Avenue, and  
840-877 Hidden Marsh Street  
House Type Name Change and  
Addition of Four New Elevations  
AMENDMENT TO FINAL PLAN REVIEW

MXD Zone

Planner Seiden located the site and introduced the applicant.

*Representing the applicant, Ryan White, Rodgers Consulting*, identified and located the 16 single-family detached lots that are the subject of this review on the plan and presented the proposed elevations. He discussed the proposal and noted a parking reduction of ten off-street spaces for a new total of 83 spaces on the entire site, adding it is still above the required parking. He indicated that six of the lots resulted with a 16-foot driveway, precluding parking on the driveway. He noted the driveway parking limitation would be included in the sales agreement and enforcement would be carried out by the homeowners association. In response to Chair Bauer's inquiries, Mr. White indicated the shortened driveways were a result of the size of the newly proposed units.

*Applicant representative Thomas Farr, Churchill Group*, discussed the six proposed elevations of the new "Annapolis" model, noting the new house type is three feet longer than the previously-approved model.

Ms. Seiden stated the plan meets Zoning Ordinance §§ 24-171 and 24-172 for approval, subject to the applicant's compliance with the condition that she listed. She answered questions of Chair Bauer regarding the reason for the shortened driveways and compliance with end-unit requirements of the Hidden Creek Design Guidelines.

Commissioner Hopkins voiced a concern with the proposed driveway reduction from 18 feet to 16 feet, noting that a reduction had already been allowed at schematic development plan approval from the 24 foot standard.

*Churchill Group President Eric Tovar, 5 Choke Cherry Road, Rockville, Maryland*, discussed the existing limitations on these lots, i.e., public utility easements.

*Engineer for the applicant, Kim McCary, Rodgers Consulting*, suggested shortening these driveways even more to make it evident that parking on them would not be possible.

Following discussion of the existing conditions on the site and driveway lengths for parking or no parking, the Commission concurred to require a minimum of 18 feet of length for the driveways.

Commissioner Levy moved, seconded by Commissioner Kaufman, to grant AFP-06-001 - Churchill at Hidden Creek Land Bay II, AMENDMENT TO FINAL PLAN APPROVAL, finding the plan in compliance with Zoning Ordinance §§ 24-171 and 24-172, with the following condition:

1. Applicant is to reduce the length of building footprints under AFP-06-001 and maintain substantially similar architectural elevations on Lots 7 through 11 and 26/Block D of the site plan so that the driveways can be lengthened to at least 18 feet, to be submitted to staff for review and approval before the issuance of any building permits for Lots 7 through 11 and 26/Block D.

Vote: 4-0

SDP-05-002 -- Casey West Property  
North of Metropolitan Grove Road  
Design Guidelines  
Compliance with Condition of SDP Approval

MXD Zone

Planner Marsh stated that this item is before the Commission in compliance with a condition of approval of the Design Guidelines, granted by the Commission on November 16, 2005. She read the condition, which called for the inclusion of the intent and vision statement in the Introduction portion of the Guidelines.

Chair Bauer noted that the new language already reflects a modification he had requested for the use of "traditional" or "neo traditional," rather than "suburban," design. Commissioner Hopkins spoke in favor of the new language. The applicant agreed to the new language.

Speaker from the public:

*Daniel Reeder, 11520 Game Preserve Road*, voiced a concern over the heights of buildings in the urban core. Chair Bauer noted the subject review is for the Introduction portion of the Guidelines, adding that the document had already been reviewed and approved.

Commissioner Levy moved, seconded by Commissioner Hopkins, to grant SDP-05-002 - Casey West Property, COMPLIANCE WITH CONDITION OF APPROVAL.

Vote: 4-0

#### IV. FROM THE COMMISSION

##### Commissioner Kaufman

Thanked former Planning Commissioner Victor Hicks for all the work Mr. Hicks' has done throughout his years of service. Commissioners Hopkins and Levy shared his comments.

##### Commissioner Hopkins

Requested adjusting of a bike path at Kelley Park and Victory Farm Drive.

##### Commissioner Levy

Congratulated the City staff for the organization of the State of the City event, as well as the Recognition Dinner in honor of former Councilwoman Blanche Keller.

V. FROM STAFF

Planning and Code Administration Director Ossont and Community Planning Director Schwarz

Thanked Victor Hicks for his years of service to the City.

VI. ADJOURNMENT

There being no further business to come before this session, the meeting was duly adjourned at 8:55 p.m.

Respectfully submitted,

M. Gonzalez  
Recording Secretary